



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, June 22, 2020 Meeting

(Virtual Meeting)

Time: 5:30 PM

Hearing Officer: Mr. Leo Dierckman

Location: A virtual meeting as authorized by executive orders issued by the Governor of the State of Indiana. (Public access also available at Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Sq., Carmel, IN 46032.)

How to Watch: <http://carmelin.new.swagit.com/views/1>

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

~~TABLED TO JULY 27 - (V) Cake Bake Shop.~~

~~The applicant seeks the following development standards variance approvals:~~

- ~~1. **Docket No. PZ-2020-00019 V UDO Section 5.39.D.4 Prohibited Signs, Signs with a Visible Light Source requested.** The site is zoned C1/City Center District and is located at 799 Hanover Place (800 S. Rangeline Road, Ste 220). Filed by Angie Daniel of Cake Bake Shop Carmel, LLC.~~

(SE) Schneider Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

2. **Docket No. PZ-2020-00017 SE UDO Section 2.03 Permitted Uses, Residential Special Exception.** The site is located at 4217 W. 131st Street. It is zoned S1/Residence (Lucky Forward Subdivision Lot 1). Filed by Vincent and Pamela Schneider, owners.

(V) Crutchfield Residence, Fence Height.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2020-00061 V UDO Section 5.09.B Maximum 42" tall fence in front yard allowed, 48" proposed.** The site is located at 3554 Towne Dr. and is zoned S1/Residence (Lot 63 in Shelborne Greene Subdivision). Filed by David and Ann Crutchfield, owners.

(V) Meier Residence, Lot Cover Variance.

The applicant seeks the following development standards variance approval for a new swimming pool:

4. **Docket No. PZ-2020-00070 V Silvara PUD Ordinance Z-553-11 Section 6.1 Maximum 35% lot cover allowed, 37% proposed.** The site is located at 1157 Westvale Dr. and is zoned PUD/Planned Unit Development (Lot 294 in Jackson's Grant on Williams Creek Subdivision). Filed by Sara Zaring of Mud Slingers Pool & Patio, on behalf of Mark A & Tabitha Meier, owners.

(V) Davis Residence, Setback Variance.

The applicant seeks the following development standards variance approval for a building addition:

5. **Docket No. PZ-2020-00073 V UDO section 2.06 Minimum 10-ft side yard building setback allowed, 8.5' proposed.** The site is located at 2047 E. 110th St. (Lot 14 in Section 6 of Woodland Golf Club Subdivision) and is zoned S2/Residence. Filed by Robert Davis, owner.

WITHDRAWN - (V) McCullough Residence Lot Cover Variance.

~~The applicant seeks the following development standards variance approval for a new pool:~~

6. ~~**Docket No. PZ-2020-00055 V UDO Section 2.08 Maximum 35% lot cover allowed, 38% requested.**~~ The site is zoned R1/Residence. It is located at 13638 Smokey Ridge Pl. (Lot 17 in Smokey Ridge Subdivision.) ~~Filed by Katie Colon of Pools of Fun on behalf of Douglas McCullough & Ashlie Olp.~~

- D. Old Business
- E. New Business
- F. Adjournment

Filename: 6.22.2020 hearing officer mtg.doc

Dated: June 12, 2020

Joe Shestak, Secretary

Carmel Plan Commission

jshestak@carmel.in.gov

317-571-2419

Please contact Joe Shestak or the City of Carmel Planning and Zoning Office for the direct link to this virtual meeting.